

**LEGAL NOTICE
NOTICE OF HEARING
ZONING BOARD OF APPEALS
TOWN OF LANCASTER**

NOTICE IS HEREBY GIVEN of a Meeting of the Zoning Board of Appeals of the Town of Lancaster to be held Thursday, April 14, 2016 at 7:00 P.M., Local Time, in the Town Board Chambers, in the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York. The items for consideration by the Zoning Board of Appeals at this meeting are:

The petition of Stephen Kowalski, 1 Lake Forest Parkway, Lancaster, New York 14086, for two [2] variances for the purpose of erecting a six foot [6] high fence and a four foot [4] high fence in a required open space area on premises owned by the petitioner at 1 Lake Forest Parkway, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster. The premises upon which this variance is sought is a corner lot fronting to the west on Lake Forest Parkway West with an exterior side yard (considered a front yard equivalent) fronting to the south on Lake Forest Parkway East. The petitioner proposes to erect a six foot [6] high fence within the required open space area of the exterior east side yard fronting on Lake Forest Parkway East.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits the height of a fence or wall extending into a front yard or an exterior side yard (considered a front yard equivalent) to three feet in height. The petitioner, therefore, requests a three foot [3] east side yard fence height variance.

- B. A variance from the requirements of Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster. The premises upon which this variance is sought is a corner lot fronting to the west on Lake Forest Parkway West with an exterior side yard (considered a front yard equivalent) fronting to the south on Lake Forest Parkway East. The petitioner proposes to erect a four foot [4] high fence within the required open space area of the exterior south side yard and continuing to the west side yard fronting on Lake Forest Parkway East.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits the height of a fence or wall extending into a front yard or an exterior side yard (considered a front yard equivalent) to three feet in height. The petitioner, therefore, requests a one foot [1] south side yard and west side yard fence height variance.

The petition of Kenneth Kumiega, 3724 Bowen Road, Lancaster, New York 14086 for one [1] variance for the purpose of constructing an addition to an existing garage on premises owned by the petitioner at 3724 Bowen Road, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 9D.(4) of the Code of the Town of Lancaster. The total area of the proposed garage is 3081 square feet.

Chapter 50, Zoning, Section 9D.(4) of the Code of the Town of Lancaster limits the area of an accessory structure to 750 square feet. The petitioner purchased this property with an existing accessory structure of 2577 square feet. No application was previously made for a variance, therefore the variance request includes the total area that exceeds the Code of the Town of Lancaster. The petitioner, therefore, requests a 2331 square foot accessory structure area variance.

The petition of Stephanie Koch, of Lydon Architectural Services, P.C., 255 Great Arrow Avenue, Suite 202, Buffalo, New York 14207 for one [1] variance for the purpose of adding a first floor laundry to the northwest corner of the house on premises owned by Thomas & Kathleen Caros at 6 Old Orchard Common, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 10C.(3)(b)[1] of the Code of the Town of Lancaster. The location of the proposed dwelling would result in a west side yard setback of three feet 4 inches [3' 4"].

Chapter 50, Zoning, Section 10C.(3)(b)[1] of the Code of the Town of Lancaster requires the minimum width of any side yard setback to equal 10 percent of the width of the lot, which in this case is a seven feet six inch [7' 6"] side yard setback. The petitioner, therefore, requests a west side yard setback variance of four feet two inches [4' 2"].

The petition of John Agate, Esq., 4476 Main Street, Snyder, New York 14226 designated representative of Julie Schwallie, for one [1] variance for the purpose of allowing individual duplex units to be treated as single family units with common yard area at 264 Miller Street, Lancaster, New York; to wit:

A variance from the requirements of Chapter 50, Zoning, Section 11C.(1)(a) of the Code of the Town of Lancaster. The purpose of permitting individual ownership of the duplex even though each unit will not be in compliance with the required side lot and lot area requirements of Chapter 50 of the Code of the Town of Lancaster.

Chapter 50, Zoning, Section 11C.(1)(a) of the Code of the Town of Lancaster requires a minimum lot size to be 7,500 square feet.

Signed_____

DIANE M. TERRANOVA, TOWN CLERK and
Clerk to Zoning Board of Appeals